

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

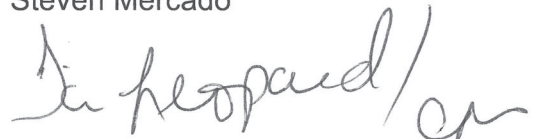
**BOARD SUBMITTAL CHECKLIST NO. 1 & 2
CAPITAL PROJECT - STAGE I & II SUBMITTAL ^{/1}
(General information, Architect Ranking, Project Scope and Project Budget) ^{/8}**

CAMPUS: The University of Alabama
PROJECT NAME: University Club Restoration and Additions
MEETING DATE: September 15-16, 2022

- 1. Board Submittal Checklist No. 1 and 2
- 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings
- 3. Proposed Board Resolution requesting approval of Stage I and II Submittal (General Information, Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project ^{/2}
- 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5, *}
- 6. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 7. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration ^{/6}
- 8. Preliminary Business Plan (if applicable) ^{/7}
- 9. Campus map(s) showing project site

Prepared by: Steven Mercado

Approved by:



^{/1} Reference Tab 3H – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide
^{/3} Reference Tab 3K – Board Rule 415 Instructional Guide
^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide
^{/5} Reference Tab 3M – Board Rule 415 Instructional Guide
^{/6} Reference Tab 3N – Board Rule 415 Instructional Guide
^{/7} Reference Tab 3V – Board Rule 415 Instructional Guide
^{/8} After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide

* Request for Waiver of Consultant Selection Process

August 16, 2022

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

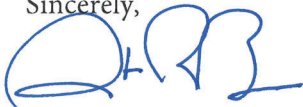
Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for Stage I and Stage II submittals for the University Club Restoration and Additions project.

The resolution requests authorization to establish the preliminary budget and funding for the project, as stipulated, and to enter into an Owner Designer Agreement with Cole & Cole Architects of Montgomery, Alabama, as the principal design firm for this project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees of The University of Alabama at their regular meeting on September 15-16, 2022.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

UNIVERSITY CLUB RESTORATION AND ADDITIONS

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the University Club Restoration and Additions project (“Project”) located at 421 Queen City Avenue Tuscaloosa, Alabama; and

WHEREAS, the Project will provide for the continued operation of the University Club to support the University’s mission and the campus community by providing a premier dining and social establishment for faculty, staff, alumni and visitors and provide space for dining, campus events, special occasions and meetings; and

WHEREAS, the Project will include appropriate attention to restoring and conserving the interior while honoring the building’s historic character; and

WHEREAS, the Project will provide experiential learning opportunities for students in the Hospitality Management program; and

WHEREAS, the Project has been separated into three (3) packages: Package A – Building Restoration (Package A); Package B – Select Interior Demolition (Package B); and Package C - Elevators (Package C); and

WHEREAS, Package A will consist of a comprehensive restoration of the existing 12,840 gross square feet (GSF) facility including exterior envelope and facade; approximately 2,889 GSF of additions to provide enlarged event space, restrooms, and circulation space; and covered veranda and balcony space and landscaping and hardscape improvements; and

WHEREAS, Package B will consist of select interior demolition and abatement and is necessary to identify concealed conditions and structural configuration and to maintain the project schedule; and

WHEREAS, Package C is needed for early procurement of long lead time elevator equipment in order to meet the Project schedule and coordinate design with specifics of the elevators;

WHEREAS, the Project will provide the opportunity to bring coherence between the numerous previous additions to the building with intentional and architecturally accurate execution of massing, exterior detailing and

attention to elements and materials as appropriate for this significant structure; and

WHEREAS, Cole & Cole Architects, Inc., of Montgomery, Alabama (“Cole & Cole”), were previously engaged by the University to perform Programming Services for the University Club and have a detailed understanding of the unique restoration scope, existing historical structure, and stakeholders involved in the project; and

WHEREAS, Cole & Cole’s knowledge of the preferred equipment, University standards, design principles, and procedures will facilitate an efficient and cost-effective design and administrative process; and

WHEREAS, Cole & Cole is committed to completing the design in Fall 2022, allowing the project to bid in early December 2022 and construction to begin with the utmost expediency to finish by the desired re-opening date of Fall 2023, and accordingly the University is requesting approval to waive the Consultant Selection process and to utilize Cole & Cole for the Project; and

WHEREAS, the University has negotiated a design fee based on 6% of the cost of construction plus a renovation factor of 12.5% less a discount of \$119,093, representing a significant savings to the University of approximately 25.5% of the standard fee; and

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$13,000,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$5,000,000; and

WHEREAS, the University is evaluating potential options for operating the facility and will return to the Board for approval of any agreement; and

WHEREAS, the preliminary budget for the Project is as stipulated below:

BUDGET:	PRELIMINARY
Construction – Package A Building Restoration	\$ 7,513,902
Construction – Package B Select Interior Demolition	\$ 100,000
Construction – Package C Elevators	\$ 600,000
Equipment Owner Furnished Contractor Installed	\$ 850,000
Furnishings	\$ 800,000
Landscaping	\$ 372,000
Security/Access Control	\$ 60,000
Telecommunication/Data	\$ 100,000
Audio Visual	\$ 200,000
Contingency* (10%)	\$ 943,590
UA Project Management Fee** (3%)	\$ 311,385
Architect/Engineer Fee*** (~6%)	\$ 571,830
Other****	\$ 577,293
TOTAL PROJECT COST	\$ 13,000,000

*Contingency is based on 10% of the costs of Construction Package A, B, C, Equipment OFCI and Landscaping.

**UA Project Management Fee is based on 3% of the costs of Construction Package A, B, C, Equipment OFCI, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 6% of the costs of Construction Package A, B, C, Equipment OFCI, Furnishings and Landscaping, plus a 12.5% renovation factor, less a credit of 119,093.

****Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary budget and funding for the Project as stipulated above are hereby approved.

ALSO, BE IT FURTHER RESOLVED THAT, Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or, those officers named in the most recent Board Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute an architectural service agreement with Cole & Cole Architects, Inc., of Montgomery, Alabama, for architectural services in accordance with Board Rule 415 for the Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 15 – 16, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Club Restoration and Additions

PROJECT NUMBER: 207-22-3017

PROJECT LOCATION: 421 Queen City Avenue, Tuscaloosa, Alabama

ARCHITECT: Cole & Cole Architects, Proposed this Submittal

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II – CSP Waiver	
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Food Facilities (Dining & Event Spaces)	~51%	8,059
<input checked="" type="checkbox"/> Building Addition	Lounge	~ 4%	590
<input checked="" type="checkbox"/> Building Renovation	Meeting Room	~ 4%	580
<input type="checkbox"/> Equipment	Common Area	~ 17%	2,700
	Elevator & Stairs	~ 2%	300
	Restrooms	~ 5%	660
	Custodial Area	~ 0%	20
	Office Area	~ 8%	1,300
	Special Use Facility	~ 0%	70
	Mechanical Area	~ 9%	1,450
TOTAL		100%	*15,729

*Includes 2,889 GSF of Addition and 12,840 GSF of Restoration

BUDGET	Preliminary
Construction – Package A Building Restoration	\$ 7,513,902
Construction - Package B Select Interior Demolition	\$ 100,000
Construction – Package C Elevators	\$ 600,000
Equipment Owner Furnished Contractor Installed	\$ 850,000
Furnishings	\$ 800,000
Landscaping	\$ 372,000
Security/Access Control	\$ 60,000
Telecommunication/Data	\$ 100,000
Audio Visual	\$ 200,000
Contingency* (10%)	\$ 943,590
UA Project Management Fee** (3%)	\$ 311,385
Architect/Engineer Fee*** (~6%)	\$ 571,830
Other****	\$ 577,293
TOTAL PROJECT COST	\$ 13,000,000
Construction Cost per square foot: \$600	

*Contingency is based on 10% of the costs of Construction Package A, B, C, Equipment OFCI and Landscaping.

**UA Project Management Fee is based on 3% of the costs of Construction Package A, B, C, Equipment OFCI, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 6% of the costs of Construction Package A, B, C, Equipment OFCI, Finishings and Landscaping, plus a 12.5% renovation factor, minus a credit of 119,093.

****Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
0 sf x ~\$0.00/sf	\$ N/A
Total Estimated Annual O&M Costs:	\$ N/A

*All O & M costs are proposed to be the responsibility of the Operating Company

FUNDING SOURCE:	
University Central Reserves	\$ 13,000,000
O&M Costs:	Operating Company Expense \$ N/A

NEW EQUIPMENT REQUIRED	
Equipment OFCI	\$ 850,000
Total Equipment Costs:	\$ 850,000

PROJECT SCOPE:**Package A Building Restoration**

The University Club is a historic two-story Greek Revival structure with stucco veneer over solid masonry walls and a slate roof. Several additions have been added over the years. The scope of the proposed project involves a full restoration of the facility, excluding the kitchen, service yard and administrative wings.

The existing reception, dining and special event spaces will be renovated and will continue to be used in similar capacities following the restoration. The existing south parlor will be repurposed as a lounge, casual dining area, and bar. The future south and east additions will include enhanced vertical circulation, additional dining space, a stairwell, expanded restrooms, and event space. The existing north parlor will be repurposed as a workspace with a similar concept to a hotel lobby. A boardroom will be added to the second floor. The south elevation of the building will feature spacious with a balcony that overlooks the south garden and University Boulevard.

This Project will also provide the opportunity to bring coherence between the numerous additions to the building while providing architecturally accurate execution of the massing, exterior detailing, elements, and materials as appropriate for this significant structure.

Package B Select Interior Demolition

The select interior demolition package will open up the ceilings, walls and floors to aid in design by exposing the buildings structure for evaluation and to facilitate future work. This package will also include the protection of elements which will stay in place during construction. The interior demolition will also expedite the building restoration by allowing the contractor to start immediately on advancing work.

Package C Elevators

The elevator package is needed for early procurement of long lead time elevator equipment in order to meet the Project schedule. Two elevators will be provided in the facility so as to separate service and patron use.

The Project will address significant deferred maintenance needs including building envelope and building support systems and infrastructure. The Project will include careful and appropriate attention to restoring and conserving the interior while honoring the building's historic character.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	June 2022
	% Complete	100%
	Date Completed	July 2022
PRELIMINARY DESIGN:	Date Initiated	August 2022
	% Complete	0%
	Date Completed	September 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	September 2022
	% Complete	0%
	Date Completed	December 2022
SCHEDULED BID DATE:		December 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project will bring the facility in line with other leading establishments in the industry, enabling the University to provide club membership opportunities to visitors, faculty, staff, and alumni.

One of the goals for this Project is to make the University Club the premier private dining establishment in Tuscaloosa, serving the University community breakfast, lunch, and dinner options. The Club will also have private event spaces upstairs that can be rented out for special occasions.

The proposed Project will allow the University Club to continue to provide opportunities for the College of Human and Environmental Sciences Hospitality majors to have hands-on experience in the hospitality industry with a top-of-the-line dining and event space managed by a premier operator. Finally, the Project will provide for the continuing operation of the University Club to support the University's mission and campus community by providing a location for dining, private and campus events and meetings and to support a collegial and engaging atmosphere.



August 5, 2022

Dr. Dana S. Keith
Senior Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Karen Brooks
Chair, Physical Properties Committee
2555 14th Street, East
Tuscaloosa, AL 35404

RE: Request for Waiver of Consultant Selection Process
University Club Restoration and Addition
UA Project #207-22-3017

Dear Dr. Keith and Trustee Brooks,

Cole & Cole Architects, Inc., of Montgomery, Alabama (“Cole & Cole”) were previously engaged by The University of Alabama (“University”) to perform Programming Services for the University Club Restoration and Addition Project (“Project”). The Project involves an addition and full restoration, excluding the kitchen and service yard, of the building.

Cole & Cole has a detailed understanding of the Project’s scope, the existing structure, and the stakeholders involved in the project. Furthermore, Cole & Cole’s knowledge of preferred equipment, University Standards, design principles, and procedures will facilitate and expedite the design and administrative process. Cole & Cole has committed to completing the design in the fall of 2022 to permit the project to bid in early December of 2022. Cole & Cole has also committed to providing information for early bid packages for long lead equipment and materials as necessary to achieve the project schedule and to mitigate current supply chain issues. This will allow construction to begin at the earliest possible date with the expectation to finish by the desired completion date supporting a fall of 2023 re-opening.

Accordingly, the University has negotiated a design fee for the Project based on a reduction in the renovation factor plus a credit of \$119,093 or approximately 25.5% of the standard fee for the Project.

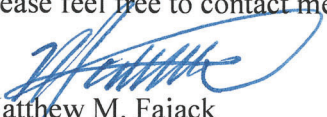
Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
\$10,235,900	x	6%	+	25%			=	\$767,693
\$10,235,900	x	6%	+	12.5%	-	\$119,093	=	\$571,830

The proposed fees represent a significant financial benefit to the University and a discount of \$195,863, or approximately 25.5% of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of Consultant Selection process for the Project.
2. Cole & Cole Architects, Inc., of Montgomery, Alabama, as the design service provider for the Project at a negotiated design fee based on 6% of the cost of construction, plus a major renovation factor of 12.5%, less a credit of \$119,093.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.



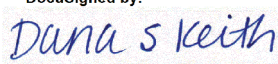
Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

MMF/ccj

Attachment

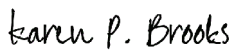
pc w/atchmts:	Michael Rodgers	Tim Leopard
	Matt Skinner	Steven Mercado

- Recommended for Approval.
- Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:


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 Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

- Recommended for Approval.
- Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:


C91D5FAE117445D...
 Trustee Karen Brooks, Chair for Physical Properties Committee

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2022– 2023

Project Name: University Club Restoration and Additions
Project Address/Location: 421 Queen City Avenue Tuscaloosa, AL 35401
Campus: The University of Alabama

1. Will this Project increase the current space inventory on campus or replace existing space?

<input checked="" type="checkbox"/> increase space inventory	0.019	% increase	2,889	GSF
<input type="checkbox"/> replace space inventory	_____	% replacement	_____	GSF
<input type="checkbox"/> renovation of existing space only		renovation	12,840	GSF

Comment:

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments: N/A

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

Yes No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

The Project will include appropriate attention to restoring and conserving the interior while honoring the building’s historic character and will provide the opportunity to bring coherence between the numerous additions to the building with intentional and architecturally accurate execution of exterior massing detailing, elements and materials as appropriate for this significant structure.

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
300 Office Facilities				
310 Office			1,300	
500 Special Use Facilities				
590 Other (All Purpose)			70	
600 General Use Facilities				
630 Food Facility			8,059	
650 Lounge			590	
680 Meeting Room			580	
900 Residential Facilities				
919 Toilet or Bath			660	
WWW Circulation Area				
W02 Elevator			300	
W06 Public Corridor			2,700	
XXX Building Service Area				
X01 Custodial Supply Closet			20	
YYY Mechanical Area				
Y04 Utility/Mechanical Space			1,450	

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

- 1) The additional space provided by this project will provide for events and meetings in quality space and a convenient and accessible location. Event space on campus that is easily accessible to external parties is challenging to reserve at peak times of the year.
- 2) The University Club hours of operation and service will be expanded beyond the normal institutional schedule to better serve the patrons.

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

The University Club will provide experiential learning opportunities for students in the

University's Hospitality Management program within the College of Human Environmental Sciences students.

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?** Yes In-Progress

If yes, list key members of user group:

Matt Fajack, Vice President for Finance and Operations

Stuart Usdan, Dean for the College of Human Environmental Sciences

Ray Taylor, Office of the President - Director Special Events

Steven Mercado, Senior Project Manager

Jason Bigelow, University Architect

Tim Leopard, Senior Associate Vice President for Campus Development

7. **Source(s) of funding for Total Project Development Costs.**

Source(s)	New Funds (FY_22____)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
University Central Reserves		\$13,000,000	Pending
Other			Pending
Totals		\$13,000,000	

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from University Central Reserves in the amount of \$13,000,000.

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2020 Base Data /8	First Full /YR Occupancy FY 2024	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other – Supply Store expenses			
Totals	N/A	N/A	N/A

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

All O&M costs are proposed to be the responsibility of the Operating Company and that will be included in the Management Agreement.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Source(s)	Occupancy Yr ^{/9} (FY _____)	Future Years ^{/10}	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds ^{/11}			
Gifts			
Other			
Total/YR	N/A	N/A	

^{/9} Initial Full Yr of Occupancy
^{/10} Next Five (5) Yrs Occupancy
^{/11} Funds Reallocated from other sources
^{/7} Approved, allocated, pending

Comments:

Ongoing O&M costs will be the responsibility of the proposed Operating Company.

10. Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?

\$ 5,000,000 39 % of Total Development Costs

Comments:

The University Club is a significant and historic University facility. Stewardship of the building and grounds is important for this gateway to the University. The building has a substantial deferred maintenance backlog.

11. What other development alternatives were considered in the planning process for this Project? /13

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

Comments:

Other alternatives considered included a minimal approach as necessary to return the University Club back to 2019 operational levels. This approach would not address the conditions, challenges and constraints of the existing layouts and the expectations of the patrons, nor provide an event space large enough to be marketable.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

The space will become an opportunity for the College of Human Environmental Sciences' Hospitality Majors to have hands-on experience in real life situations. These students will be provided with top-of-the-line dining and event work experiences that will serve as significant catalysts in their quest for educational and career opportunities.

The project will provide for the continued operation of the University Club to support the University's mission and the campus community by providing a premier dining, social gathering and event establishment.

13. How does the project correlate to the University's strategic goals?

Comments:

The Project directly correlates to strategic goal 4: Provide opportunities and resources that facilitate work-life balance and enhance the recruitment and retention of outstanding faculty and staff. The University Club will offer a competitive rate for the University's faculty, staff, and alumni to join a private club, offering members a fine dining experience and the ability to rent out rooms for private events. The space can also be utilized for University events, allowing University employees the opportunity to socialize and develop long-standing relationships with fellow employees.

14. Which of the six University of Alabama system Core Principles does this project support?

Comments:

The Project primarily supports core principle 3: Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor. The University Club will be self-sustaining through membership and private event bookings. The University is also held accountable for the resources and historical spaces in its space inventory and the University Club is a distinguished example of historical architecture and through this project, could become the standard of excellence for historic buildings transformed into event spaces and dining opportunities for all to enjoy.

15. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

The facility will make a significant impact on campus for faculty, students, alumni, and the community. The University Club will provide on-the-job training for the University's College of Human Environmental Sciences students, which will help with retaining the best and brightest individuals. The Members will have the ability to dine at a premier establishment in Tuscaloosa. The community will be able to reserve the event space for weddings and other formal events. Students and alumni holding events at this location will build even stronger bonds with the University community that will last a lifetime.

UNIVERSITY CLUB RESTORATION AND ADDITIONS ^{183 of 588}

LOCATION MAP



UNIVERSITY CLUB RESTORATION AND ADDITIONS ^{184 of 588}

Existing Conditions Queen City Elevation



UNIVERSITY CLUB RESTORATION AND ADDITIONS ^{185 of 588}

Existing Conditions
North Elevation

